

**City of Covington**

16720 SE 271st St. #100

Covington, WA 98042

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**City of Covington
Draft Hawk Property Subarea Plan and Draft Planned Action Environmental
Impact Statement
Notice of Availability**

Notice is hereby given under WAC 197-11-164 to 172, WAC 197-11-455 and WAC 197-11-510 that the City of Covington is issuing a Draft Planned Action Environmental Impact Statement (Draft EIS) for the proposed adoption of the Draft Hawk Property Subarea Plan and associated Planned Action Ordinance.

Description of the Proposal: The City of Covington proposes adoption of the Hawk Property Subarea Plan and associated comprehensive plan, zoning, and development regulation amendments that would allow for future urban development in the Hawk Property Subarea of Covington's Northern Gateway area. The Hawk Property Subarea includes land within the boundary of the city limits and land in unincorporated King County, but all of the subarea is located within the City's Urban Growth Area (UGA). In addition, the City proposes to provide for streamlined environmental review of future development proposals through a Planned Action Ordinance.

The Draft EIS evaluates three alternatives that establish a range of land use patterns and development types within the Hawk Property Subarea:

- **Alternative 1: No Action** – The Hawk Property Subarea Plan is not implemented, and current comprehensive plan land use designations and zoning focusing on mineral resource activities remain in effect on the site.
- **Alternative 2: Minimum Urban Village Proposal** – The Hawk Property Subarea is developed as an urban village featuring regional and local commercial space and a mixture of housing types and densities.
- **Alternative 3: Maximum Urban Village Proposal** – The Hawk Property Subarea is developed as an urban village featuring additional regional and local commercial space and residential units, compared with Alternative 2.

The Draft EIS analyzes, at a programmatic level, the potential impacts on the following elements of the environment identified through the scoping process: earth, surface water resources, groundwater resources, air quality, plants and animals, noise, transportation, public services, and utilities.

Proponent: City of Covington

Location: The Hawk Property is located in the northern portion of the City, abutting SR 18 on its northwest boundary, and contains land within the Covington city limits and land in unincorporated King County; the entire subarea is located within the city's Urban UGA. The subarea encompasses approximately 212 acres southeast of SR 18.

Comment and Review: The City is requesting comments from citizens, agencies, tribes, and all interested parties on the Draft Subarea Plan and Draft EIS within the comment period from July 26 to 5:00 pm on August 26, 2013.

Comments should be sent to:

Ann Mueller, AICP
Senior Planner
City of Covington
Department of Community Development
16720 SE 271st Street
Covington, WA 98042-4964
amueller@covingtonwa.gov

Document Availability:

The document is posted at the City's website at:

http://www.covingtonwa.gov/city_departments/communitydevelopment/northern_gateway_study.html

Copies for purchase are available at Covington Copy It Mail It, LLC, 27111 167th Place SE, Suite 105, Covington, WA; 253-630-6670.

A reference copy of the document is also available at the following locations:

- Covington City Hall, 16720 SE 271st Street, Covington, WA 98043
- Covington Chamber of Commerce, 27116 167th Pl SE #114, Covington, WA 98042

SEPA Responsible Official:

Richard Hart, AICP, SEPA Official
Community Development Director
City of Covington
Department of Community Development
16720 SE 271st Street
Covington, WA 98042-4964
253-480-2441

Date: 7-17-13

Signature:


